

ADDED APRIL 17, 1970

Form 10-300  
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Illinois	
COUNTY: Cook	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON:  
Roosevelt University

AND/OR HISTORIC:  
Auditorium Building

2. LOCATION

STREET AND NUMBER:  
N.W. Corner Michigan Avenue and Congress St. extending through to Wabash St.

CITY OR TOWN:  
Chicago

STATE Illinois	CODE 12	COUNTY: Cook	CODE 031
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input checked="" type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) <input type="checkbox"/> Comments

4. OWNER OF PROPERTY

OWNER'S NAME:  
Roosevelt University

STREET AND NUMBER:  
430 South Michigan Avenue

CITY OR TOWN:  
Chicago

STATE: Illinois	CODE 12
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5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:  
Cook County Recorder of Deeds

STREET AND NUMBER:  
County Building

CITY OR TOWN:  
Chicago

STATE: Illinois	CODE 12
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6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:  
Historic American Buildings Survey

DATE OF SURVEY: August, 1963  
 Federal    State    County    Local

DEPOSITORY FOR SURVEY RECORDS:  
Office of Archeology and Historic Preservation, National Park Service

STREET AND NUMBER:  
Department of Interior

CITY OR TOWN:  
Washington

STATE: District of Columbia	CODE 08
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STATE: Illinois

COUNTY: Cook

ENTRY NUMBER

DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Physical Description: The Auditorium Building is large and complex. It is a fireproof rectangular building ten stories high with one basement. Integrated into the structure is a seventeen story tower which was the highest in Chicago when it was erected. The building is 240 feet high, 362' on Congress, 187½' on Michigan and 162' on Wabash.

The exterior is of traditional load bearing masonry construction. On the first three stories, the walls are of resticated grey granite. The upper seven are of dressed Indiana Buff (Bedford) limestone. Despite this resort to tradition, Adler virtually exhausted all the forms of iron construction that his age had developed. He used cast iron interior frame with wrought iron trusses over the Auditorium Theater. Because of the tower, foundations presented a special problem. Caissons were not yet invented so concrete reinforced with timber and steel rails was used to equalize (not prevent) settlement. Adler forced artificial settlement of the tower by loading it with pig iron to the extent necessary to secure maximum settlement. The building has settled as much as eighteen inches in some places, but no damage is evident, only irregularities in the floors.

The Auditorium Building was originally made up of three parts, a hotel, an office building, and a theater. The hotel was 45 feet deep and fronted on Michigan Avenue, extending along Congress to the tower. Adler himself commented that the office building on Wabash presented "no features worthy of special remark." It contained a number of stores on the Wabash Avenue side with 136 offices on the floors above these. High-rent office space was in the tower. Sullivan's own office was there for twenty years.

But the hotel and offices were merely incidental; the raison d'etre of the Auditorium Building was its great theater. The theater occupies an area of 35,800 sq. feet out of a total of 63,500 for the site of the building. It is approximately 118' x 246' plus spaces for entrances, exits, etc. The room was built to contain 4200 seats with the capacity to increase (to 7000) or reduce (to 3000) seating as needed. Total seating capacity was about 1200 more seats than were provided in the Metropolitan Opera House in New York, the largest theater in America. up to that time.

The Auditorium's interiors are richly colored and of fine materials-onyx, rare marbles, fine woods, beautiful mosaics-all covered with Sullivan's most beautiful architectural ornament. It is especially noteworthy in the theater, the hotel lobby (now the University lobby), the hotel dining room (now the University Library), the banquet hall and ballroom (now Ganz Hall), and the hotel lounge (now the University lounge). All have been restored.

SEE INSTRUCTIONS

**8. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input checked="" type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	<u>Architecture</u>
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input checked="" type="checkbox"/> Art	<input type="checkbox"/> Literature	<input checked="" type="checkbox"/> Theater	_____
<input type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		_____
<input type="checkbox"/> Conservation			_____

STATEMENT OF SIGNIFICANCE

Significance of Building to Chicago: To meet the challenge of Chicago's rapid business growth in the 1880's, large office buildings and immense hotels came to be built. At its erection, the Auditorium was one of the most complex and largest of these buildings, combining hotel, office and theater. It cost more than any building enterprise in the city of Chicago at that time, \$3,145,291. This amount was ten times greater than any previous commission the firm of Adler and Sullivan had received. The building established their later success. It also served as the center of the musical, cultural and social life of Chicago for nearly two generations, thus securing the city's reputation. Thomas Tallmadge asserted that, "now magnificence and culture shone forth unmistakably where once the world fancied it saw only mud and pig sticking. Certainly it was an important factor in the choice of Chicago for the World's Columbian Exposition in 1893."

Frank Lloyd Wright once said, "The great building is famous the world over, not only as a public interprise and a public monument, but as the greatest room for music and opera in the world, bar none." Of course, Wright was referring to the building's magnificent theater. It was a feat of engineering and an object of beauty.

There were no consulting engineers on the Auditorium. Except for minor details, Adler did the whole job. According to Carl Condit, "He belongs, on the merit of this building, with the great engineers of the 19th Century." The site lines are excellent. The stage is provided with multiple hydraulic platforms suitable for producing the most elaborate operas. A cooling system was used in the theater. The grill opposite the organ was originally used to admit fresh air cooled by roof sprays, a feature which made the Auditorium the first air-conditioned theater. Electric lighting, which was introduced to Chicago in 1880, was used throughout the theater.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Adler, Dankmar, "The Chicago Auditorium," Architectural Record, Vol. 1, April-June, 1892. pps. 413-434  
Description and critique of entire building.

Adler, Dankmar, "Foundations of the Auditorium Building, Chicago," The Inland Architect and News Letter, Vol XI, No. 3, March, 1888 pps. 31-32.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"	41°	52'	32"
NE	°	'	"	°	'	"	87°	37'	28"
SE	°	'	"	°	'	"			
SW	°	'	"	°	'	"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1.5

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE:  
Mrs. Susan S. Benjamin

ORGANIZATION: Commission on Chicago Historical and Architectural Landmarks  
DATE: Nov. 19, 1969

STREET AND NUMBER:  
320 North Clark Street

CITY OR TOWN: Chicago  
STATE: Illinois  
CODE: 12

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name Dan Malachuk

Title Acting Director

Date February 17, 1970

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date \_\_\_\_\_

ATTEST: \_\_\_\_\_

Keeper of The National Register

Date \_\_\_\_\_

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Illinois	
COUNTY Cook	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

7. contd.

One major alteration has been made on the exterior of the Auditorium Building. With the widening of Congress Street, the entire south bay of the ground story of the building was opened into an arcade to accommodate the sidewalk. This cut out shops, a bar and some of the theater lobby.

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE Illinois	
COUNTY Cook	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

8 contd.

Despite Adler's skill, it was Sullivan's genius that has conferred immortality on the Auditorium Theater. His understanding of spatial progression is ingenious. Upon entering the room, one cannot help but be impressed with its sheer beauty. The dignity and splendor of the theater are not to be matched. Sullivan's ornament is rich and original, and compliments the room's innovative structural and mechanical details. There is hardly a better expression of Sullivan's organic theory of architecture.

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Illinois	
COUNTY	
Cook	
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ENTRY NUMBER	DATE

(Number all entries)

9. contd.

Adler, Dankmar, "Theater Building for American Cities " Inland Architect, November, 1967.

Excerpts from two part article in August, September, 1894, issues of Engineering Magazine.

Adler's remarks on theater design.

"The Auditorium Building - its Component Parts - the Interior Decoration," The American Architect and Building News, December 28, 1889. pps. 299-300

A contemporary evaluation of the building.

Drury, John, Old Chicago Houses, Chicago: University of Chicago Press, 1941, pps. 71-73, 480-81, 486.

Gledion, Sigfried, Space, Time and Architecture, Cambridge, Mass: Harvard University Press, 1963, pps. 368-371, 376.

Morrison, Hugh, Louis Sullivan: Prophet of Modern Architecture, New York: Peter Smith, 1952. pps. 86-107. pl. 12-21.

Illustrated description of Auditorium by Sullivan's foremost biographer.

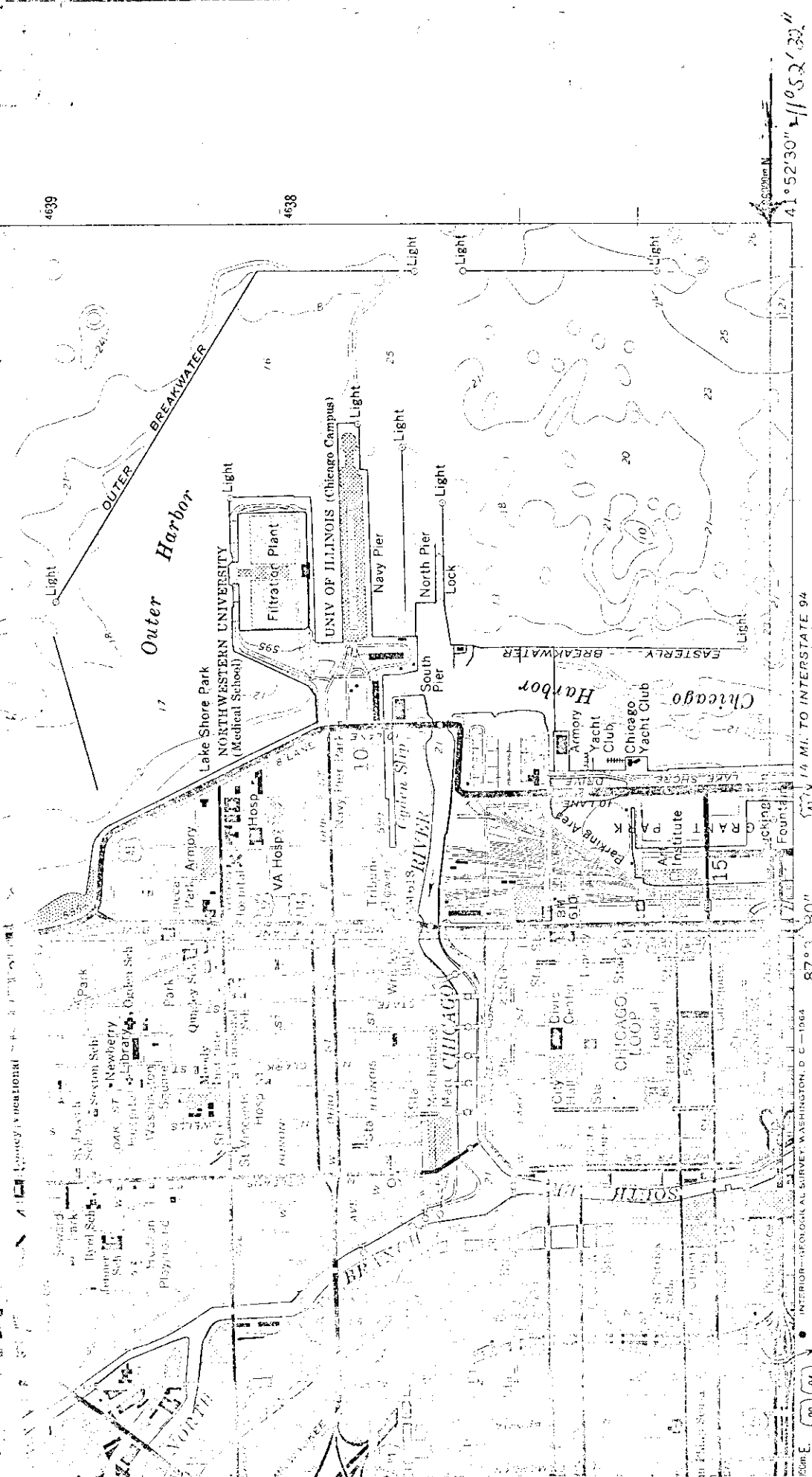
"Notes and Clippings," The American Architect and Building News, November 9, 1889. pps. 223-24.

Discussion of the building's structure from Engineering News.

Randall, Frank, History of the Development of Building Construction in Chicago, Urbana: University of Illinois Press, 1949. p.117

Wright, Frank Lloyd, Genius and the Mobocracy, New York: Duell, Sloan and Pearce, 1949. pps. 46-53.

Wright on the opening of the Auditorium and Sullivan's offices in the tower.



4699

4698

41° 52' 30" N 105° 2' 30" W

Outer Harbor  
OUTER BREAKWATER

Lake Shore Park  
NORTHWESTERN UNIVERSITY  
(Medical School)

Filtration Plant

UNIV OF ILLINOIS (Chicago Campus)

Navy Pier  
North Pier  
Lock  
South Pier

Chicago Harbor  
EASTERLY BREAKWATER

CHICAGO RIVER

CHICAGO LOOP

1.4 MI. TO INTERSTATE 94  
HAMMOND, IND. 19 MI.

Auditorium Building

JACKSON PARK  
3467 / SE

State Route 87° 37' 28"

ROAD CLASSIFICATION

- Heavy-duty
- Light-duty
- Interstate Route
- U.S. Route
- State Route

90 94  
7 MI. TO JUNC. INTERSTATE 90 & 94  
HAMMOND, IND. (VIA INTER. 94) 19 MI.  
CALUMET PARK 19 MI.  
KANKAKEE 59 MI.

CHICAGO LOOP, ILL.  
N4152.5—W8737.5/7.5

1963

AMS 3467 I NW—SERIES V863



Form 10-301  
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

(Type all entries - attach to or enclose with map)

STATE	
Illinois	
COUNTY	
Cook	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

<b>1. NAME</b>			
COMMON: Roosevelt University			
AND/OR HISTORIC: Auditorium Building			
<b>2. LOCATION</b>			
STREET AND NUMBER:			
N.W. Corner Michigan Avenue and Congress St. extending through to Wabash St.			
CITY OR TOWN:			
Chicago			
STATE:	CODE	COUNTY:	CODE
Illinois	12	Cook	031
<b>3. MAP REFERENCE</b>			
SOURCE:			
USGS- Chicago Loop Quadrangle, 7.5 minute series			
SCALE: 1:24000			
DATE: 1963			
<b>4. REQUIREMENTS</b>			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

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NHL

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 INVENTORY -- NOMINATION FORM

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DATE ENTERED

 SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
 TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

## 1 NAME

HISTORIC

\* Auditorium Building

AND/OR COMMON

Roosevelt University

## 2 LOCATION

STREET &amp; NUMBER

430 South Michigan Avenue

\_\_ NOT FOR PUBLICATION

CITY, TOWN

Chicago

CONGRESSIONAL DISTRICT

7th

STATE

Illinois

\_\_ VICINITY OF

CODE

COUNTY

Cook

CODE

## 3 CLASSIFICATION

## CATEGORY

 DISTRICT BUILDING(S) STRUCTURE SITE OBJECT

## OWNERSHIP

 PUBLIC PRIVATE BOTH

## PUBLIC ACQUISITION

 IN PROCESS BEING CONSIDERED

## STATUS

 OCCUPIED UNOCCUPIED WORK IN PROGRESS

## ACCESSIBLE

 YES- RESTRICTED YES UNRESTRICTED NO

## PRESENT USE

 AGRICULTURE MUSEUM COMMERCIAL PARK EDUCATIONAL PRIVATE RESIDENCE ENTERTAINMENT RELIGIOUS GOVERNMENT SCIENTIFIC INDUSTRIAL TRANSPORTATION MILITARY OTHER

## 4 OWNER OF PROPERTY

NAME

Roosevelt University

STREET &amp; NUMBER

430 South Michigan Avenue

CITY, TOWN

Chicago

\_\_ VICINITY OF

STATE

Illinois

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC

Cook County Recorder of Deeds

STREET &amp; NUMBER

County Building

CITY, TOWN

Chicago

STATE

Illinois

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic American Buildings Survey

DATE

August, 1963

 FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR

SURVEY RECORDS

Office of Archeology and Historic Preservation, NPS, Dept. of Interior

CITY, TOWN

Washington

STATE

D.C.

# DESCRIPTION

## CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Bounded by Wabash Avenue, (162') Michigan (187-1/2') and Congress Street (362') the Auditorium covers 63,500 square feet of ground. The building is rectangular with the hotel on the east was 45' deep (Michigan Avenue facade, Congress Street flank). The offices faced Wabash Street. The load bearing masonry building had a basement and rose 10 stories (240') surmounted by a 17 story tower. The tower provided the high rent office space, below were spaces for 136 offices and stores on ground level on the Wabash Street side, this construction wrapped around the interior theatre and secured it from street noise. Rusticated gray granite was used on the first three stories, smooth Indiana limestone sheathing above. The arcade on Congress Street was cut through in 1952 when the street was widened. The weight of the office tower required ingenious engineering devices which Adler worked out--he used cast iron interior frame with wrought iron trusses to support the weight of the tower which was 15,000 tons, Adler used all his skill--Hugh Morrison described the problem: "The actual area of the tower was 2,870 square feet, but its foundation was much larger, spreading...over 6,700 square feet. It might be described as a kind of platform composed of a five-foot thickness of concrete reinforced by two layers of heavy timbers, three layers of criss-crossed steel rails, and three layers of iron l-beams...

But still the necessary settlement had to be allowed for and this introduced one of the most baffling problems, and one of the most ingenious solutions in the entire structure of the Auditorium...Under normal conditions, the settlement of the foundations would have progressed uniformly as the building continued to rise and the load was increased. But the foundation under the tower was designed to support between six and seven thousand tons more than the adjacent wall the weight would be insufficient to compress its foundations, the adjacent walls would settle more than the tower walls, and cracks in the masonry would ensure. The problem was to load the tower foundations concurrently with the wall foundations in proportion to their ultimate loads so that the settlement would be even throughout...

The only solution was an artificial loading of the tower. This Adler did by means of adding pig-iron and brick in vast quantities to the lower stories and basement, increasing the artificial load gradually as the height of the walls and tower approached the tenth story, but always maintaining a constant mathematical equation between the relative weight of the adjacent wall to its foundation-capacity. Thus the settlement proceeded absolutely uniformly. After reaching the tenth story the full settlement of all the foundations had been reached. Above this, as the tower rose above the adjacent wall, the problem was

(CONTINUED)

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Auditorium Building

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merely to translate artificial load into real load, and this was done by gradually removing the pig-iron and bricks as the tower grew to its full height and weight. When the tower reached the top, ninety-five feet higher than the adjacent walls, all the artificial load was gone. but the total weight was just the same as it had been at the tenth-story level."<sup>1</sup>

However, the even greater problem involved the large theatre in the building's core which had to provide for hydraulic stage equipment to be housed in the basement which was seven feet below the water level of Lake Michigan--he made it water tight. Seating capacity in the theatre was 4,237 and it takes up 1/3 of the interior space of the building. Vision and acoustics were near-perfect even in the highest balcony and the vast enclosure was cooled by air tempered by roof sprays--it was the first air conditioned structure. Hugh Morrison has again described it vividly "Sullivan made them [the ceiling arches] the dominate theme of the interior and the repeated curves have a grand sweep over the hall. They are decorated by plaster reliefs, chevron mouldings dividing the faces into hexagons enclosing the grilled bosses, and smaller triangles enclosing other foliage designs. The whole surface is covered by gold leaf and studded with electric lights, gleaming like dull, mellow gold. Even the borders of the arched panels are enriched by relief bands and an inner lace-like pattern delicately stencilled in gold. Rarely has there been such a wedding of large and majestic simplicity with refined and subtle detail. The effect is superb."<sup>2</sup>

This structure is so complex and an unquestioned architectural engineering triumph that further descriptions can be seen. (HABS measured drawings and documents)

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<sup>1</sup>Morrison, Hugh. Louis Sullivan, W. W. Norton and Company, New York, 1935  
p. 90-92

<sup>2</sup>Ibid, p. 103-104

5

# SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input checked="" type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input checked="" type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1889

BUILDER/ARCHITECT Dankmar Adler and Louis Sullivan

## STATEMENT OF SIGNIFICANCE

The architectural firm of Adler and Sullivan brought together two men with rare talent-one complimenting the other. They created between 1886 and 1889 the Chicago Auditorium, which was the most important structure of its time in Chicago and probably in the United States. Before it was completed it housed the Republican National Convention in 1888 (Benjamin Harrison and Levi Morton were nominated) and in 1889, they returned as President and Vice President for the dedication.

The Auditorium grew out of Chicago's need for a civic center housing primarily a concert hall and opera house but also space for political conventions, charity balls, etc. Sullivan's biographer, Hugh Morrison, documents carefully the developing plans and ideas that gave the final structure its form. He writes that the building had to finally financially support its size and "cultural services" and had to also be revenue producing so that business offices and hotel were designed to enclose the theatres. The Chicago Auditorium Association was formed and the architects began to solve the enormous design and engineering problems. The final cost reached \$3,145,291 but it was the most important complex under a single management, the theatres; Chicago's best, the hotel the most beautiful, the large banquet hall the finest public room. Carl Condit writes that: "On the Auditorium, the later success of Adler and Sullivan was built, and in good measure, the later fame of the Chicago school and of the city itself."<sup>1</sup>

The engineering genius of Dankmar Adler was at its height in the complicated construction and machinery needed to make the mass of the auditorium function. Sullivan's understanding of space arrangement makes the interior coherent and it is in these spaces that one can see the organic ornament that was his special genius. The exterior of the Auditorium is rugged and devoid of delicate ornament because, as Carl Condit points out, Adler and Sullivan and Ferdinand W. Peck, a Chicago civic leader had admired H. H. Richardson's Marshall Field Wholesale Store of 1885. Most scholars agree that this building marks the turning point in Sullivan's career and that it reveals his development

<sup>1</sup>Condit, Carl. The Chicago School of Architecture. Chicago, Illinois, University of Chicago Press, 1965, pp. 77

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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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Auditorium Building

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of the theories that clearly express the logic of tall buildings, the genesis of skyscraper construction as we know it today.

The complex flourished for 40 years but in 1929 a new opera house was built and the depression further threatened the aging office and hotel facilities; bankruptcy came in 1940. In 1945, Roosevelt University began a courageous program to restore this famous building and today the building is serving as a city college and public theatre. Although slightly altered to serve as a college (the banquet hall is now the library), the building survives and is a source of pride to the University--the Auditorium is one of the outstanding examples of American ingenuity and genius.

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DATE ENTERED

Auditorium Building

CONTINUATION SHEET

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- American Architect and Building News, December 28, 1889.
- "Auditorium Building," Roosevelt University announces plans for the restoration of Adler and Sullivan's Auditorium Building.
- "Architecture of Chicago and Vicinity," Society of Architectural Historians, August Tour, 1965.
- Condit, Carl. The Chicago School of Architecture. Chicago: University of Chicago Press, 1965.
- Drury, John. Old Chicago Houses. Chicago: University of Chicago Press, 1941.
- Giedion, Sigfried. Space, Time and Architecture. Cambridge, Massachusetts: Harvard University Press, 1963.
- Hasbrouck, Wilbert, "Chicago Auditorium Theater," The Prairie School Review, Vol. IV, No. 3, Third Quarter, 1967.
- Hayes, Dorsha B. Chicago, Crossroads of American Enterprise. New York: Julian Messner Inc., 1944.
- Historic American Buildings Survey. Historic and structural information. U.S. Department of the Interior  
National Park Service  
Office of Archeology and Historic Preservation  
1100 L Street NW.  
Washington, D.C. 20005
- Hunt, Ridgely, "Resurrection of a Masterpiece," Chicago Tribune Magazine, October 29, 1967.
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- "Notes and Clippings," The American Architect and Building News, November 9, 1889.
- Pierce, Bessie Louise. A History of Chicago, 1871-1893. Vol. III, New York: Alfred A. Knopf, 1957.
- Randall, John D. A Guide to Significant Chicago Architecture of 1872 to 1922. Glencoe, Illinois: P.O. Box 345, 1958.
- Randall, Frank. History of the Development of Building Construction in Chicago. Urbana: University of Illinois Press, 1949.
- "Restoring the Auditorium," Talmanac, November, 1961. Talman Federal Savings and Loan Association Magazine.
- Saarinén, Aline B. "Pioneer of Modern Architecture," New York Times Magazine, October 28, 1956.

(CONTINUED)

(9)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

Auditorium Building

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 3

- Scharres, Harry. "Eighty year old theater reopens," Heating, Piping and Air Conditioning, November, 1967.
- Siegel, Arthur. Chicago's Famous Buildings. Chicago: University of Chicago Press, 1965.
- Tallmadge, Thomas E. Architecture in Old Chicago. Chicago: University of Chicago Press, 1941.
- Wright, Frank Lloyd. Genius and the Mobocracy. New York: Duell, Sloan and Pearce, 1949.

116



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- Adler, Dankmar. "Foundations of the Auditorium Building, Chicago," The Inland Architect and Newsletter, Vol. XI, No. 3, March, 1888.
- Adler, Dankmar. "Theater Building for American Cities," Inland Architect, November, 1967.
- "The Auditorium Building - Its Component Parts - The Interior Decoration." The

# GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

UTM REFERENCES

A     
 ZONE EASTING NORTHING

B     
 ZONE EASTING NORTHING

C

D

VERBAL BOUNDARY DESCRIPTION

Part of Original Lot 5 and Original Lots 6,7,8,9, and 10 in block 9 in Fractional Section 15, Township 39 North, Range 14, East of the Third Principal Meridian.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# FORM PREPARED BY

NAME / TITLE

Carolyn Pitts

ORGANIZATION

National Park Service - Historic Sites Survey

DATE

3/10/75

STREET & NUMBER

1100 L Street NW.

TELEPHONE

CITY OR TOWN

Washington

STATE

D.C.

# STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

TEST:

DATE

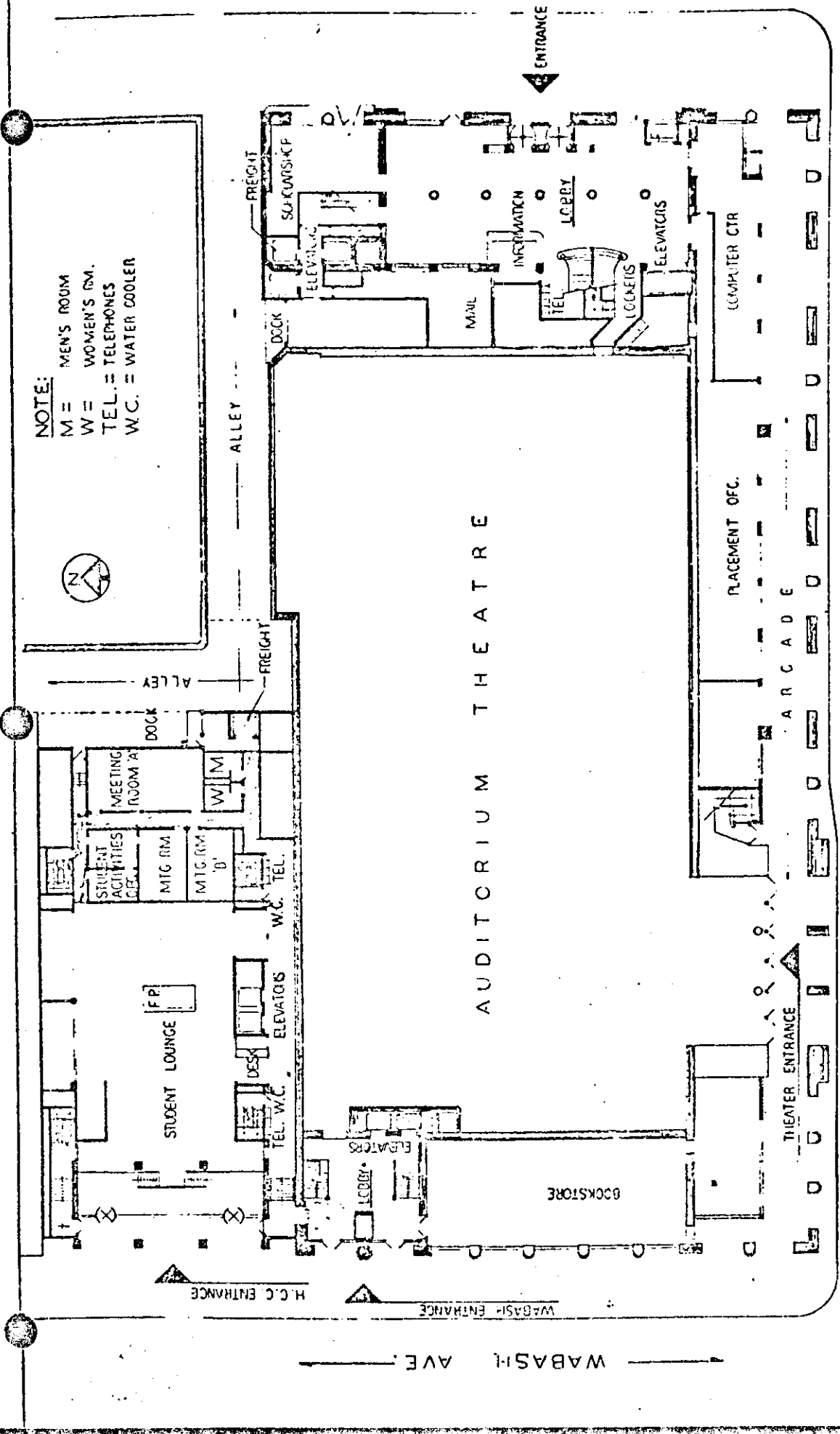
KEEPER OF THE NATIONAL REGISTER

19

# FIRST FLOOR

ROOSEVELT UNIVERSITY CHICAGO

CAMPUS MAP



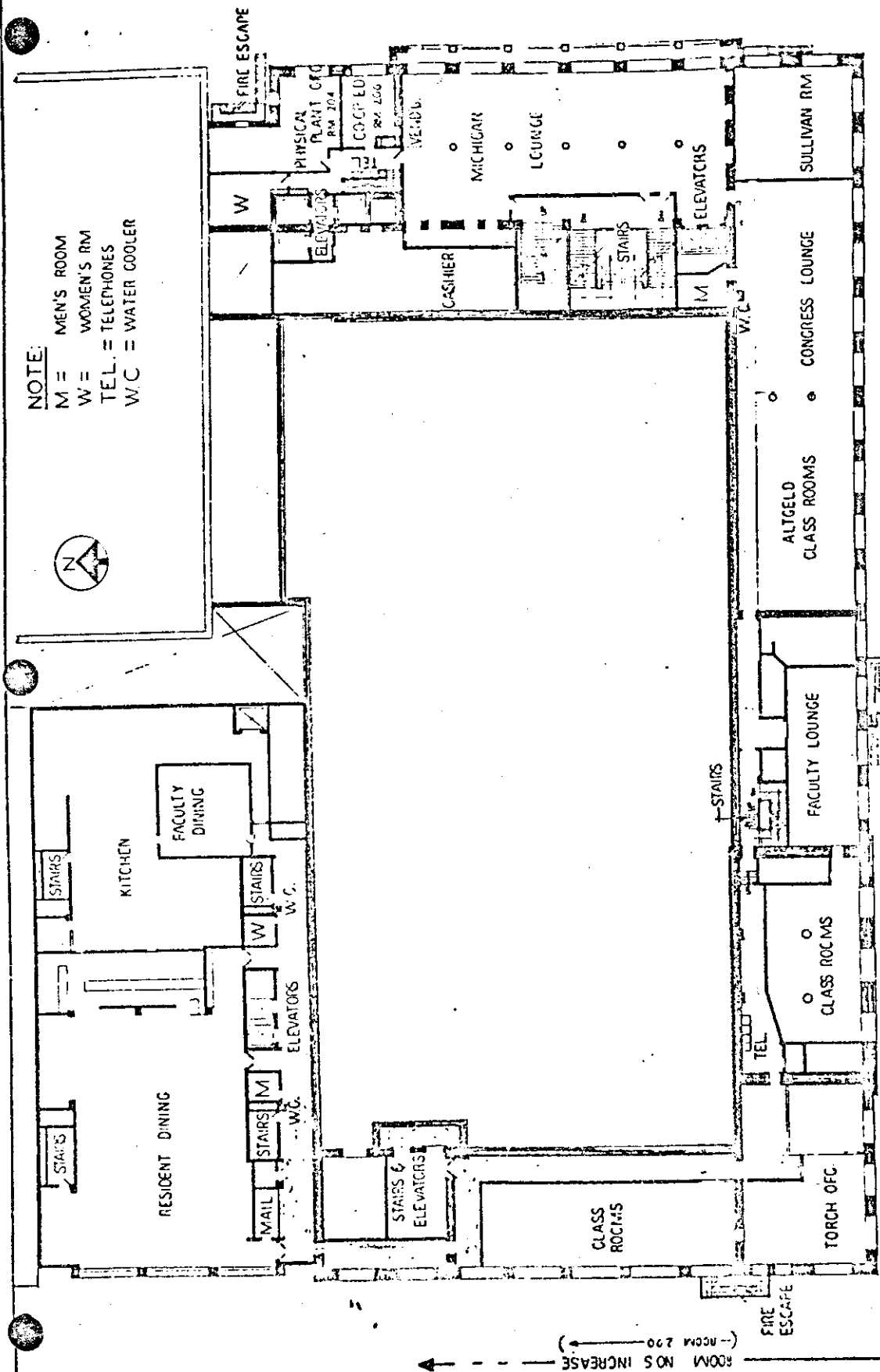
CONGRESS PRK. WAY

WABASH AVE.

NOTE:  
 M = MEN'S ROOM  
 W = WOMEN'S RM.  
 TEL. = TELEPHONES  
 W.C. = WATER COOLER



NOTE:  
 M = MEN'S ROOM  
 W = WOMEN'S RM  
 TEL. = TELEPHONES  
 W.C. = WATER COOLER



ROOM NOS INCREASE FROM EAST TO WEST  
 ROOM 260  
 ROOM 220

SECOND FLOOR

ROOM NOS INCREASE FROM NORTH TO SOUTH  
 ROOM 220

170

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

**1** NAME

HISTORIC

Auditorium Building

AND/OR COMMON

Roosevelt University

**2** LOCATION

CITY, TOWN  
Chicago

\_\_\_\_ VICINITY OF

COUNTY  
Cook

STATE

**3** MAP REFERENCE

SOURCE U.S.G.S. 7.5' series

SCALE 1:24,000

DATE 1963, photorevised 1972

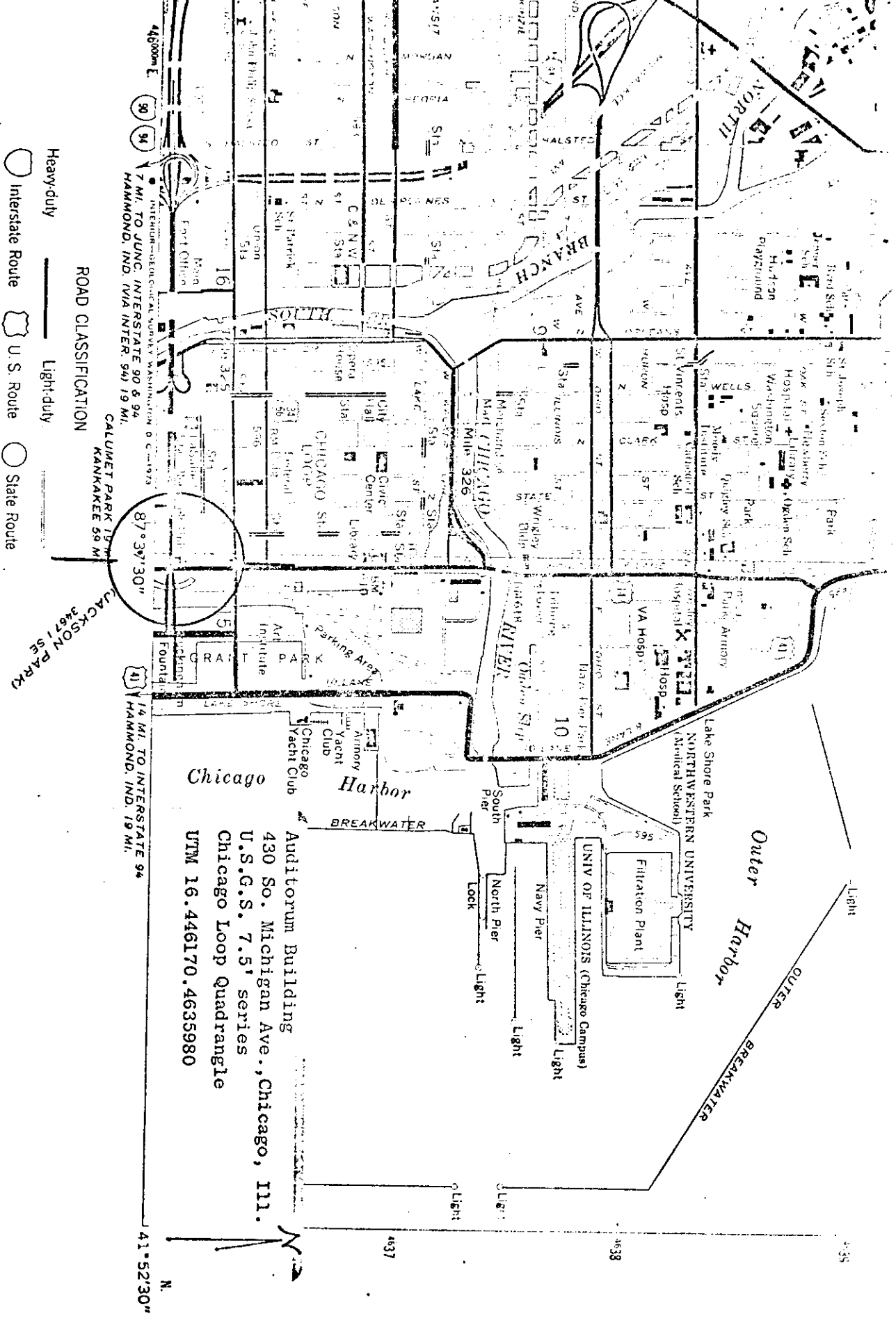
**4** REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES

INT: 2986-75

7



Heavy-duty Light-duty   
 Interstate Route U. S. Route State Route

ROAD CLASSIFICATION

463000m E  
 90 94  
 7 MI. TO JUNC. INTERSTATE 90 & 94  
 HAMMOND, IND. (VIA INTER. 94) 19 MI.  
 CALUMET PARK 19 MI  
 KANKAKEE 59 MI  
 JACKSON PARK 34671 SE  
 14 MI. TO INTERSTATE 94  
 HAMMOND, IND. 19 MI.  
 41° 52' 30" N  
 4637  
 4638  
 4635

Auditorium Building  
 430 So. Michigan Ave., Chicago, Ill.  
 U.S.G.S. 7.5' series  
 Chicago Loop Quadrangle  
 UTM 16.446170.4635980

CHICAGO LOOP, ILL.

N4152.5—W8737.5/7.5

1963

## ILLINOIS HISTORIC SITES SURVEY INVENTORY

CK-H-91

✓ 2004

## 1. Name of Site:

Common Auditorium Theater **Building**Historic

## 2. Location:

Street and Number NW cor. Michigan & Congress Township Section  
City or Town Chicago Zip Code Range ¼ Section  
County Cook

## 3. Classification:

Category (check one)

District  Building  
 Site  Structure

Integrity (check one)

Altered  Unaltered  
 Moved  Original Site

## 4. Ownership:

Status (check one)

Private  
 Public

Occupied  
 Unoccupied  
 Preservation work in progress

Access to Public

Yes  Restricted  Unrestricted  No

Present Use (check one or more)

Agricultural  Industrial  Religious  
 Commercial  Military  Scientific  
 Educational  Museum  Transportation  
 Entertainment  Park  Other  
 Government  Private Residence

## 5. Ownership of Property:

Owner's NamePhone NumberStreet and NumberCity or TownStateCountyZip Code

## 6. Description:

Excellent  Good  Fair  Deteriorated  
 Ruins  Unexposed

Is there a program of preservation underway?  Yes  No

ARCHITECTURE ; ENTERTAINMENT

7. Historical Themes: (check one or more of the following)

- |                                     |                     |                          |
|-------------------------------------|---------------------|--------------------------|
| <input type="checkbox"/>            | Archaeological Site | (Pre-Columbian)          |
| <input type="checkbox"/>            | Archaeological Site | (Post-Columbian to 1673) |
| <input type="checkbox"/>            | French Influence    | (1673-1780)              |
| <input type="checkbox"/>            | Illinois Frontier   | (1780-1818)              |
| <input type="checkbox"/>            | Illinois Early      | (1818-1850)              |
| <input checked="" type="checkbox"/> | Illinois Middle     | (1850-1900)              |
| <input type="checkbox"/>            | Illinois Late       | (1900-present)           |
| <input type="checkbox"/>            | Famous People       | (give names & dates)     |

8. Specific Date: 1889

Areas of significance (check one or more of the following)

- |                                     |                           |                          |                     |
|-------------------------------------|---------------------------|--------------------------|---------------------|
| <input type="checkbox"/>            | Aboriginal (historic)     | <input type="checkbox"/> | Literature          |
| <input type="checkbox"/>            | Aboriginal (pre-historic) | <input type="checkbox"/> | Military            |
| <input type="checkbox"/>            | Agriculture               | <input type="checkbox"/> | Music               |
| <input checked="" type="checkbox"/> | Architecture              | <input type="checkbox"/> | Political           |
| <input type="checkbox"/>            | Art                       | <input type="checkbox"/> | Religion/Philosophy |
| <input type="checkbox"/>            | Commerce                  | <input type="checkbox"/> | Science             |
| <input type="checkbox"/>            | Communication             | <input type="checkbox"/> | Sculpture           |
| <input type="checkbox"/>            | Conservation              | <input type="checkbox"/> | Social/Humanitarian |
| <input type="checkbox"/>            | Education                 | <input type="checkbox"/> | Theater             |
| <input type="checkbox"/>            | Engineering               | <input type="checkbox"/> | Transportation      |
| <input type="checkbox"/>            | Industry                  | <input type="checkbox"/> | Urban Planning      |
| <input type="checkbox"/>            | Invention                 | <input type="checkbox"/> | Other (specify)     |
| <input type="checkbox"/>            | Landscape Architecture    |                          |                     |

Brief statement of significance: (include all names and dates)

Use additional sheets if necessary. Adler & Sullivan. National Register

9. Form prepared by:

Name and Title: \_\_\_\_\_ Date: 6/24/75

Organization: \_\_\_\_\_ Phone: \_\_\_\_\_

Street and Number: \_\_\_\_\_

City or Town: \_\_\_\_\_ County: \_\_\_\_\_ Zip Code: \_\_\_\_\_

During the course of the Survey we often find it necessary to search for a particular site. When filling out the Survey form, please list according to the following example, published references to the site for which forms are being completed. If a bibliography can be compiled, it will greatly deduct from the Survey's task.

Bibliography

Robertson, Robert, Of Whales and Men. New York, Alfred K. Knopf, Inc., 1954.

National Register material.

Survey track

Archeology

Architecture

History

1. Name of Sites  
Location:  
 Roosevelt University  
Historic:  
 Auditorium Building

2. Location of sites  
Street and Number Township Section  
 NW Corner Michigan Ave & Congress St.  
 extending through to Wabash Street  
City or town Zip code County Section

Chicago 60605

Cook

3. Classification  
Category: (check one) Integrity: (check one)

District  Building  Altered  Unaltered

Site  Structure

Position: (check one)

Moved  Original location

4. Ownership: Status:

Public  Occupied  Preservation work in progress

Private  Unoccupied

Access to the public:

Yes  Restricted  Unrestricted  No

Present Use: (check one or more)

Agricultural  Industrial  Religious

Commercial  Military  Scientific

Educational  Museum  Transportation

Entertainment  Park  Other (specify)

Government  Private residence

5. Owner of property:

Owner's name Phone number

Roosevelt University

Street and number

430 South Michigan Avenue

City or town

Chicago

State

Illinois

County

Cook

Section

60605



6. Descriptions:  
Conditions:

Excellent     Good     Fair     Deteriorated     Ruins     Unexposed

Is there a program of preservation under way?     Yes     No  
If yes, give a brief description on the back of this page.

7. Historical themes: (check one or more of the following)

- |   |                          |
|---|--------------------------|
| <input type="checkbox"/> Archaeological site        | (pre-Columbian)          |
| <input type="checkbox"/> Archaeological site        | (post-Columbian to 1673) |
| <input type="checkbox"/> French influence           | (1673-1780)              |
| <input type="checkbox"/> Illinois frontier          | (1780-1818)              |
| <input type="checkbox"/> Illinois early             | (1818-1850)              |
| <input checked="" type="checkbox"/> Illinois middle | (1850-1900)              |
| <input type="checkbox"/> Illinois late              | (1900-present)           |
| <input type="checkbox"/> Famous people              | (give names and dates)   |

8. Specific date of site:

Areas of significance: (check one or more)

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Aboriginal (Pre-historic) | <input type="checkbox"/> Education              | <input type="checkbox"/> Political           |
| <input type="checkbox"/> Aboriginal (historic)     | <input type="checkbox"/> Engineering            | <input type="checkbox"/> Religion/Philosophy |
| <input type="checkbox"/> Agriculture               | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science             |
| <input checked="" type="checkbox"/> Architecture   | <input type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture           |
| <input checked="" type="checkbox"/> Art            | <input type="checkbox"/> Landscape architecture | <input type="checkbox"/> Social/Humanitarian |
| <input type="checkbox"/> Commerce                  | <input type="checkbox"/> Literature             | <input checked="" type="checkbox"/> Theater  |
| <input type="checkbox"/> Communication             | <input type="checkbox"/> Military               | <input type="checkbox"/> Transportation      |
| <input type="checkbox"/> Conservation              | <input type="checkbox"/> Music                  | <input type="checkbox"/> Urban Planning      |
|  |   | <input type="checkbox"/> Other (specify)     |

Brief statement of significance: (Include all names and dates)

Use back of page and additional sheets if necessary.

8. Form prepared by

Name and Title: Mrs. Susan S. Benjamin    Date: 11-19-69

Organization: Commission on Chicago Historical and Architectural Landmarks

Street and Number: 320 North Clark Street

City or Town: Chicago    County: Cook    Zip Code: 60610

Phone Number:

During the course of the Survey we often find it necessary to search for references for a particular site.

When filling out the survey form, please list according to the following example any published references to the site for which the form is being completed.

If a bibliography can be compiled, it will greatly reduce the surveyor's task.

Bibliography Form.

Johnson, Robert B., Of Whales and Men, New York, Alfred A. Knopf, Inc., 1954.

### Description:

The Auditorium Building is large and complex. It is a fireproof rectangular building ten stories high with one basement. Integrated into the structure is a seventeen story tower which was the highest in Chicago when it was erected. The building is 240 feet high, 362' on Congress, 187½' on Michigan and 162' on Wabash.

The exterior is of traditional load bearing masonry construction. On the first three stories, the walls are of rusticated grey granite. The upper seven are of dressed Indiana Buff (Bedford) limestone. Despite this resort to tradition, Adler virtually exhausted all the forms of iron construction that his age had developed. He used cast iron interior frame with wrought iron trusses over the Auditorium Theater. Because of the tower, foundations presented a special problem. Caissons were not yet invented so concrete reinforced with timber and steel rails was used to equalize (not prevent) settlement. Adler forced artificial settlement of the tower by loading it with pig iron to the extent necessary to secure maximum settlement. The building has settled as much as eighteen inches in some places, but no damage is evident, only irregularities in the floors.

The Auditorium Building was originally made up of three parts, a hotel, an office building, and a theater. The hotel was 45 feet deep and fronted on Michigan Avenue, extending along Congress to the tower. Adler himself commented that the office building on Wabash presented "no features worthy of special remark." It contained a number of stores on the Wabash Avenue side with 136 offices on the floors above these. High-rent office space was in the tower. Sullivan's own office was there for twenty years.

But the hotel and offices were merely incidental; the raison d'etre of the Auditorium Building was its great theater. The theater occupies an area of 35,800 sq. feet out of a total of 63,500 for the site of the building. It is approximately 118' x 246' plus spaces for entrances, exits, etc. The room was built to contain 4200 seats with the capacity to increase (to 7000) or reduce (to 3000) seating as needed. Total seating capacity was about 1200 more seats than were provided in the Metropolitan Opera House in New York, the largest theater in America up to that time.

The Auditorium's interiors are richly colored and of fine materials - onyx, rare marbles, fine woods, beautiful mosaics - all covered with Sullivan's most beautiful architectural ornament. It is especially noteworthy in the theater, the hotel lobby (now the University lobby), the hotel dining room (now the University Library), the banquet hall and ballroom (now Ganz Hall), and the hotel lounge (now the University lounge). All have been restored.

One major alteration has been made on the exterior of the Auditorium Building. With the widening of Congress Street, the entire south bay of the ground story of the building was opened into an arcade to accommodate the sidewalk. This cut out shops, a bar and some of the theater lobby.

### Significance:

Significance of Building to Chicago: To meet the challenge of Chicago's rapid business growth in the 1880's, large office buildings and immense hotels came to be built. At its erection, the Auditorium was one of the most complex and largest of these buildings, combining hotel, office and theater. It cost more than any building enterprise in the City of Chicago at that time, \$3,145,291. This amount was ten times greater than any previous commission the firm of Adler and Sullivan had received. The building established their later success. It also served as the center of the musical, cultural and social life of Chicago for nearly two

Significance, cont.

generations, thus securing the city's reputation. Thomas Tallmadge asserted that, "now magnificence and culture shone forth unmistakably where once the world fancied it saw only mud and pig sticking. Certainly it was an important factor in the choice of Chicago for the World's Columbian Exposition in 1893."

Frank Lloyd Wright once said, "The great building is famous the world over, not only as a public enterprise and a public monument, but as the greatest room for music and opera in the world, bar none." Of course, Wright was referring to the building's magnificent theater. It was a feat of engineering and an object of beauty.

There were no consulting engineers on the Auditorium. Except for minor details, Adler did the whole job. According to Carl Condit, "He belongs, on the merit of this building, with the great engineers of the 19th Century." The site lines are excellent. The stage is provided with multiple hydraulic platforms suitable for producing the most elaborate operas. A cooling system was used in the theater. The grill opposite the organ was originally used to admit fresh air cooled by roof sprays, a feature which made the Auditorium the first air-conditioned theater. Electric lighting, which was introduced to Chicago in 1880, was used throughout the theater.

Despite Adler's skill, it was Sullivan's genius that has conferred immortality on the Auditorium Theater. His understanding of spatial progression is ingenious. Upon entering the room, one cannot help but be impressed with its sheer beauty. The dignity and splendor of the theater are not to be matched. Sullivan's ornament is rich and original, and compliments the room's innovative structural and mechanical details. There is hardly a better expression of Sullivan's organic theory of architecture.

Bibliographical References:

Adler, Dankmar, "The Chicago Auditorium," Architectural Record, Vol. 1, April-June, 1892, pps. 413-434  
Description and critique of entire building.

Adler, Dankmar, "Foundations of the Auditorium Building, Chicago," The Inland Architect and News Letter, Vol. XI, No. 3, March, 1888 pps. 31-32.

Adler, Dankmar, "Theater Building for American Cities" Inland Architect, Nov. 1967.  
Excerpts from two part article in August, September, 1894, issues of Engineering Magazine.  
Adler's remarks on theater design.

"The Auditorium Building - its Component Parts - the Interior Decoration," The American Architect and Building News, December 28, 1889. pps. 299-300.  
A contemporary evaluation of the building.

Drury, John, Old Chicago Houses, Chicago: University of Chicago Press, 1941, pps. 71-73, 480-81, 486.

Giedion, Sigfried, Space, Time and Architecture, Cambridge, Mass: Harvard University Press, 1963, pps. 368-371, 376.

Bibliographical References, cont.

Morrison, Hugh, Louis Sullivan: Prophet of Modern Architecture, New York: Peter Smith, 1952. pps. 86-107. pl. 12-21.  
Illustrated description of Auditorium by Sullivan's foremost biographer.

"Notes and Clippings," The American Architect and Building News, November 9, 1889, pps. 223-24.  
Discussion of the building's structure from Engineering News.

Randall, Frank, History of the Development of Building Construction in Chicago, Urbana: University of Illinois Press, 1949, p. 117.

Wright, Frank Lloyd, Genius and the Mobocracy, New York: Duell, Sloan and Pearce, 1949. pps. 46-53.  
Wright on the opening of the Auditorium and Sullivan's offices in the tower.

